

**BOARD OF ASSESSMENT APPEALS  
MINUTES  
March 23, 2016  
SALEM TOWN HALL**

Members Present: Robert Green, Dianne Woronik

Members Absent: Frank Abetti (excused)

Meeting called to order at 5:00 at the Assessor's office by Chairman Robert Green.

The Board met with the Town Assessor to discuss the following appeals of March 19, 2016:

**Rios: 1992 Mallard Camper**

**Zeeman: 38 Emerald Glen**

**Guarnaccia: 669 Hartford Rd**

**Fieldstone Farms: 38 Sunset Hill, 6 Oakridge Rd, 26 Oakridge Rd, 36 Oakridge Rd, 39 Oakridge Rd, 41 Oakridge Rd**

When removing the age depreciation from comparable properties submitted by appellant, square footage assessment comparable to appealed properties. Sketch error, however, suspected on field assessment card for 38 Sunset Hill Rd. Assessor will revisit property and notify Board of findings.

**Savalle: Round Hill Rd Quarry**

Equipment was sited in Salem for more than 90 days.

**Grenier: 308 Old Colchester Rd #9**

**Hoffstot: 420 West Rd**

Deeded R.O.W. discovered in Volume 4, pg 450 Town of Salem land records. Parcel not landlocked as previously believed. Parcel may be eligible for PA-490 exemption.

**Sorrajja: 2007 Jayco 5<sup>th</sup> Wheel Camper**

Camper taxable for entire grand list year, because it is located in (Salem) Connecticut for more then 90 days (End of May to October 1).

BAA meeting moved to Room 2 at 6:55 PM to hear the following appeals:

*Indira J. J. J.*  
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2016 APR - 5 P 11:38

**7:00: Capasso (1987 Toyota Celica)**

Appellant was sworn in by Chairman, R. Green.

Vehicle assessed too high (\$2,120).

Purchased 2/2015, 273,000 miles.

Rough condition but drivable.

Appellant will be notified by mail of Board's decision.

**7:15: Capasso (2002 Chevy Trailblazer)**

Vehicle assessed too high (\$3,130)

170,000 miles

Good condition but not drivable (bad transmission)

Appellant will be notified by mail of Board's decision.

**7:30: Winakor (470 Hartford Rd)**

Appellant sworn in by Chairman, R. Green.

Reason for not appearing for appeal appointment on 3/19: Did not receive notification letter.

Swimming pool no longer used. Neglected and hasn't been maintained since 2004.

Liner and trim torn/rotted. Foundation cracked. Overgrown with vegetation. Not salvageable.

Appellant will be notified by mail of Board's decision.

The Board deliberated on the following appeals of March 17 and March 19, 2016 and rendered the following decisions:

**Teel: 224 Norwich Rd**

Verified 7 acres of wetlands using map and assistance provided by Town

Wetlands Enforcement Officer. Increased amount of wetlands from 4 acres to 7 acres. Reduced excess land from 10.15 acres to 7.15 acres. Reduced overall assessment from \$250,800 to \$244,000.

**Alligood: 30 Eden Park Rd**

No change to assessment.

**Rios: 1992 Mallard Camper (Park Model)**

No change to assessment.

**Guarnaccia: 669 Hartford Rd**

No change to assessment.

**Savalle: Round Hill Rd Quarry**

No change to assessment. Equipment sited in Salem more than 90 days. No evidence to prove taxes paid to Town of Colchester.

**Leamy: 2007 Jayco 5<sup>th</sup> Wheel Camper**

No change to assessment.

**Marchese: 73E Horsepond Rd**

No change to assessment.

**Colfer: 2005 Keystone Montana Mountaineer Camper**

Assessment reduced from \$10,940 to \$9,100.

**Rubbo: 1986 Airstream Camper**

Assessment reduced from \$7,210 to \$1,720. Penalty remains in place, because appellant did not file a personal property declaration form with the Town of Salem. Amount of new penalty reduced from \$1,800 to \$430. Overall assessment reduced from \$9,010 to \$1,290.

**Myslenski: 2004 Bayridge (Damon) M-38-FDB**

Wrong camper model was used for previous Grand List years. Assessment corrected to reflect correct model going forward. No change to assessment.

**Sorrajja: (2007 Jayco 5<sup>th</sup> Wheel Camper)**

No change to assessment.

**Fieldstone Farms: 6 Oakridge Rd, 26 Oakridge Rd, 39 Oakridge Rd, 41 Oakridge Rd**

No change to assessments.

Meeting adjourned at 8:30 PM.

Respectfully submitted,

Robert M. Green  
Chairman, Board of Assessment Appeals